

# \$379,500 - 407, 2505 17 Avenue Sw, Calgary

MLS® #A2257062

## \$379,500

2 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

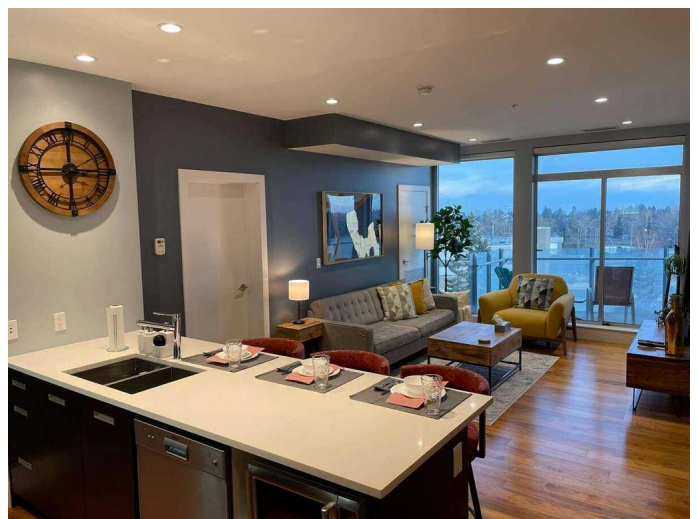
For more information, please click the "More Information" button.

Want to live close to downtown, tons of greenspace, rec centre, C-train and public transportation, places to eat and still avoid the noise, then this is the place for you. Situated off trendy 17 Ave, this solid concrete highrise is relatively new, built with comfort and style. Interior French designs and European appliances, this 2 bedroom unit boasts a quiet interior with floor to ceiling windows, air conditioning and phenomenal views of the Calgary downtown skyline in one direction and mountains in the other. This premium unit also comes with valuable extras, including a heated underground parking stall, a secure storage unit, and dedicated bike storage. Enjoy in-suite laundry and a smartly designed layout that maximizes every inch of space, central air conditioning and the availability of fiber optic data.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257062  |
| Price          | \$379,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 798       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2011              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 407, 2505 17 Avenue Sw |
| Subdivision | Richmond               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 7V3                |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Stall, Underground                                  |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data                   |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer, Window Coverings, Built-In Freezer, Gas Oven, Gas Range |
| Heating           | Forced Air, Natural Gas, Central                                                                                                         |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                             |
| # of Stories      | 11                                                                                                                                       |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Storage  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 47                   |
| Zoning         | C-COR1 f4.74h32      |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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